

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 16, 1969

Appeal No. 10088 Alex J. Berlin, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of July 22, 1969.

EFFECTIVE DATE OF ORDER - March 10, 1970

ORDERED:

That the appeal for permission to continue a parking lot for five (5) years at rear of 603-05 Pennsylvania Avenue and 318-24 - 6th Street, SE., Lots 808,34,35, Square 874, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property has previously been used as a parking lot for customers for a nearby hardware store operating under Certificate of Occupancy No. B28230.
3. Appellant proposes to continue use of the property as a parking lot for an additional five (5) year period.
4. The parking lot is closed at 6 o'clock in the evening.
5. The Department of Highways and Traffic offers no objection to the granting of this special exception requested in this appeal.
6. No objection to the granting of this appeal was registered the public hearing.

OPINION:

We are of the opinion that the continuance of this parking facility will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the certificate of occupancy shall not issue until the conditions hereinafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

[a] Permit shall issue for a period of five (5) years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

[b] All areas devoted to driveways, accesslanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

[c] An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

[d] Bumper stops shall be erected and mainted for the protection of all adjoining buildings.

[e] No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

[f] All parts of the lot shall be kept free of refuse or debris and shall be paved and landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

[g] No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.


[h] Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


PATRICK E. KELLY, Secretary of the Board